

**OWNERS CERTIFICATE**

THE DEDICATION OF LAND AND BOUNDARY LINE EXTINGUISHMENT AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

7/7/08 DATE  
 [Signature] SIGNATURE  
 J.P. OTTINO III V.P.  
 PRINTED NAME TITLE

**CERTIFICATE OF NOTARIZATION**

STATE OF Florida  
 CITY/COUNTY OF Broward I, John Matthew Crigler, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 7<sup>th</sup> DAY OF July, 2008. MY COMMISSION EXPIRES Dec. 4, 2009.

John Matthew Crigler  
 NOTARY PUBLIC  
 JOHN MATTHEW CRIGLER  
 NOTARY PUBLIC STATE OF FLORIDA  
 John Matthew Crigler  
 Commission # DD483759  
 Expires: DEC. 04, 2009  
 Bonded Thru Atlantic Bonding Co., Inc.

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS AQUIRED BY WILLIAMSBURG PLANTATION, INC., A VIRGINIA CORPORATION, BY CERTIFICATE OF MERGER DULY RECORDED IN THE CLERK'S OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN INSTRUMENT #080006258.

**ENGINEERS OR SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

6-6-08 DATE  
 [Signature] CHARLES A. CALHOUN, L.S. LIC. #2554

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

7/22/08 DATE  
 [Signature] SUBDIVISION AGENT OF JAMES CITY COUNTY

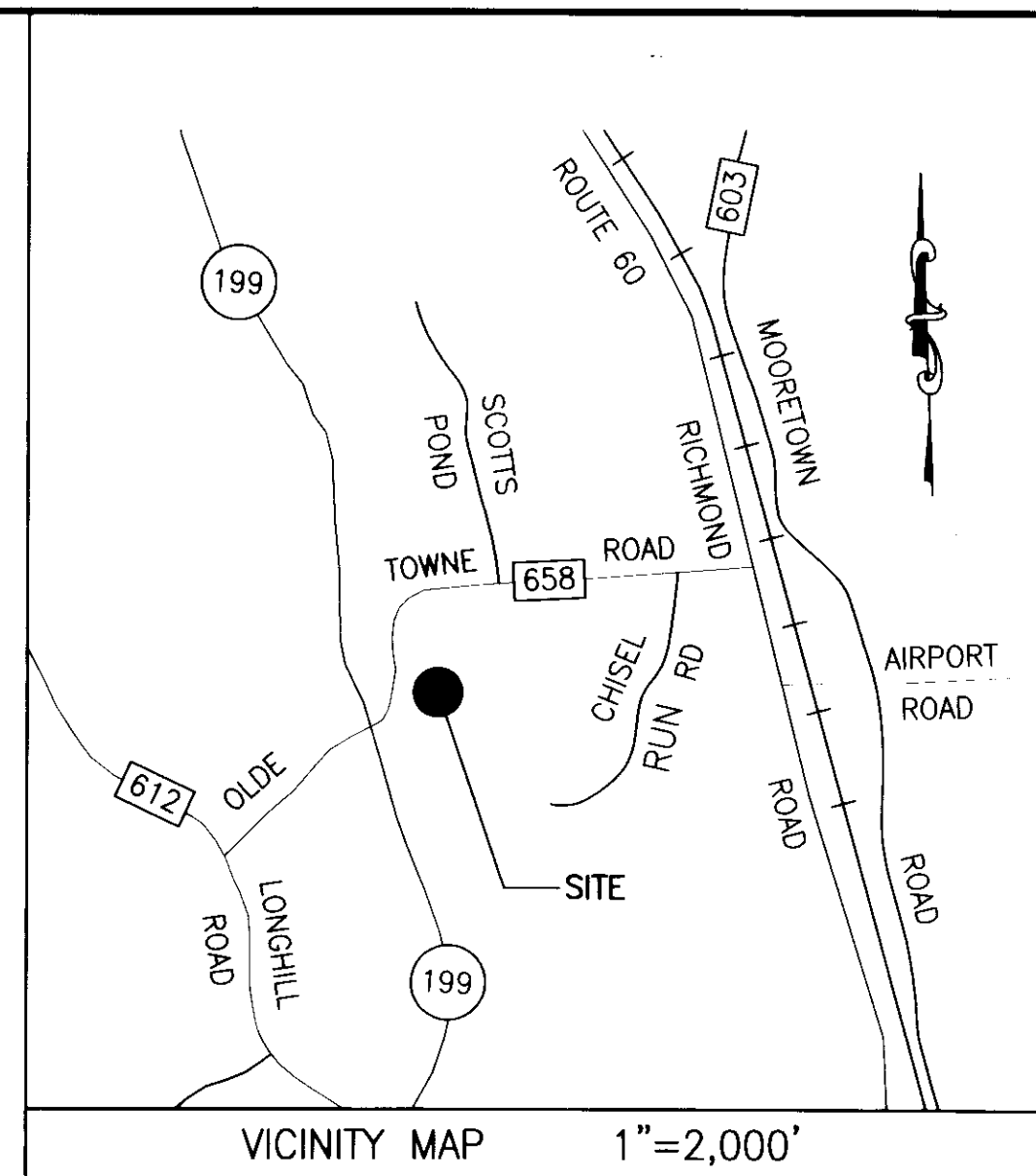
**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 23 DAY OF July, 2008. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 080018663 @ 1:10 P.M.  
 TESTE Stacy B. Westlake, Clerk  
 BY Claudia H. Brinkley CLERK

3 Large/Small Plat(s) Recorded  
 herewith as # 080018663

**GENERAL NOTES**

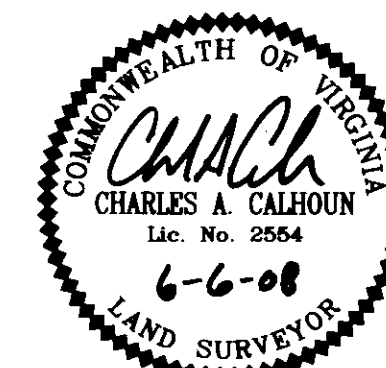
- PROPERTY SHOWN INCLUDES TAX PARCELS: (32-4)(1-26)  
 (32-4)(1-26A)  
 (33-3)(1-30)  
 (32-4)(1-36)
- PROPERTY IS CURRENTLY ZONED "R-2 WITH CLUSTER OVERLAY" (AS PER SUP-21-05/MP-9-05)
- ALL PARCELS SHALL BE SERVED BY PUBLIC WATER & PUBLIC SEWER.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THE PROPERTY AS SHOWN LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN PER F.I.R.M. #51095C0130C EFFECTIVE DATE, SEPTEMBER 28, 2007.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL NEW UTILITIES SHALL BE UNDERGROUND.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- EXTERIOR PROPERTY LINES SHOWN FROM PLAT RECORDED IN PLAT BOOK 82, PAGE 89.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) (1) OF THE JAMES CITY COUNTY CODE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
- EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER, ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- THE FUTURE STREETS IN THIS DEVELOPMENT DO NOT MEET THE STANDARDS NECESSARY FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION OR THE COUNTY AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD.
- IF THE RESERVE AREA IS USED VIA SUP-21-05, CONDITION NO. 14 SANITARY SEWER AND WATER SERVICE CONNECTIONS SHALL BE EXTENDED FROM "THE COLONIES AT WILLIAMSBURG" SYSTEMS.



080018663

PLAT OF EASEMENT &  
 PROPERTY LINE EXTINGUISHMENT  
 ON PROPERTY OWNED BY  
 WILLIAMSBURG PLANTATION, INC.  
 LOCATED IN THE  
 BERKELEY MAGISTERIAL DISTRICT  
 JAMES CITY COUNTY, VIRGINIA

DATE: 11/27/07 SCALE: AS NOTED JOB# 06-039  
 REV: 6/6/08



205-E Bulifants Boulevard, Williamsburg, VA 23188  
 Phone: (757) 565-1677 Fax: (757) 565-0782  
 web: landtechresources.com



080018663

- ① EXISTING 20' JAMES CITY SERVICE AUTHORITY EASEMENT (D.B. 151, PG. 403)
- ② CENTERLINE OF EXISTING VEPCO EASEMENT (UNSPECIFIED WIDTH) (D.B. 152, PG. 348)

10' TEMPORARY ACCESS EASEMENT HEREBY CREATED

DETAIL "A"

RECORD MERIDIAN  
P.B. 82, PG. 89

N/F LAWRENCE A. & CYNTHIA S. COWLES (D.B. 460, PG. 598)

N/F WILLIAM & HELEN COWLES (D.B. 36, PG. 133) (P.B. 28, PG. 8)

N/F ROSA BARTLETT (D.B. 28, PG. 581)

N/F JCSA WELL LOT (D.B. 151, PG. 403) TM(32-4)(1-13)

CONSERVATION EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY 19,830 S.F./0.455 AC.

RESERVE AREA PER SUP-21-05 6,895 S.F./0.158 AC.

20' X 28' JCSA UTILITY EASEMENT HEREBY DEDICATED

CONSERVATION EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY 22,357 S.F./0.513 AC.

20' JCSA UTILITY EASEMENT HEREBY DEDICATED

EXISTING R/W PER P.B. 82 PG. 89

OLDE TOWNE ROAD STATE ROUTE 658 (VARIABLE WIDTH R/W)

EXISTING VARIABLE WIDTH VIRGINIA POWER EASEMENT (D.B. 778, PG. 797)

EXISTING R/W PER P.B. 82 PG. 89

S 21°26'28" E 2064.50'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 58°52'46" E	262.11'
L2	S 31°07'14" W	100.00'
L3	S 58°52'46" E	100.00'
L4	N 31°07'14" E	100.00'
L5	S 54°46'48" E	81.43'
L6	S 60°57'19" E	178.70'
L7	S 52°50'40" E	120.12'
L8	S 31°30'02" E	166.17'
L9	N 72°40'06" E	235.94'
L10	N 66°52'55" E	316.14'
L11	N 72°14'19" E	202.79'
L12	N 69°05'24" E	143.28'
L13	N 69°06'04" E	234.03'
L14	N 70°04'29" E	372.45'
L15	S 75°34'33" W	231.28'
L16	S 25°49'20" E	115.28'
L17	S 53°14'52" W	161.27'
L18	S 66°34'48" W	138.30'
L19	S 14°52'12" E	116.76'
L20	S 75°00'48" W	381.97'
L21	N 52°04'38" W	30.04'
L22	N 17°09'05" W	198.39'
L23	N 04°42'57" E	96.00'
TIE LINE A - B		S 78°16'37" W 765.21'

EASEMENT LINE TABLE		
NO.	DIRECTION	DISTANCE
E1	S 58°52'46" E	96.87'
E2	S 31°07'14" W	70.00'
E3	N 58°52'46" W	98.44'
E4	S 58°52'46" E	38.63'
E5	N 31°07'14" E	65.00'
E6	N 58°52'46" W	155.74'
E7	N 31°07'14" E	22.00'
E8	S 58°52'46" E	20.00'
E9	N 41°00'10" E	162.55'
E10	N 01°11'39" W	45.00'
E11	N 88°48'21" E	50.00'
E12	S 01°11'39" E	25.00'
E13	S 54°46'48" E	47.80'
E14	S 29°02'22" W	40.14'
E15	S 60°57'38" E	225.01'
E16	S 58°58'19" E	336.61'
E17	N 34°05'31" E	35.05'

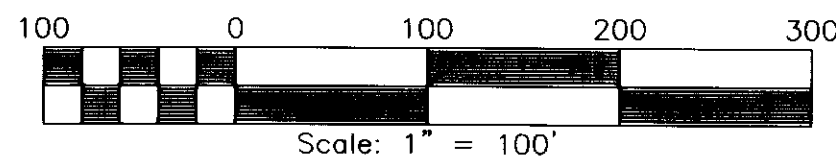


EASEMENT CURVE TABLE						
NO.	DELTA	CHORD BEARING	TAN.	RADIUS	ARC	CHORD
EC1	08°16'44"	S 32°24'03" W	35.10	485.00	70.08	70.02
EC2	27°17'40"	N 12°27'11" E	122.61	505.00	240.57	238.30

RIGHT-OF-WAY CURVE TABLE						
NO.	DELTA	CHORD BEARING	TAN.	RADIUS	ARC	CHORD
C1	54°32'33"	S 10°07'12" W	362.95	704.07	670.24	645.22
C2	21°52'02"	S 06°13'04" E	82.75	428.37	163.49	162.50
C3	35°15'21"	S 30°29'26" W	91.93	289.30	178.02	175.22

City of Williamsburg & County of James City  
Circuit Court. This PLAT was recorded on  
23 July 2008  
at 1:10 AM/PM, P.B. 82, PG. 89  
DOCUMENT # 080018663  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

3 Large/Small Plat(s) Recorded  
herewith as # 080018663



PLAT OF EASEMENT & PROPERTY LINE EXTINGUISHMENT ON PROPERTY OWNED BY WILLIAMSBURG PLANTATION, INC. LOCATED IN THE BERKELEY MAGISTERIAL DISTRICT JAMES CITY COUNTY, VIRGINIA

DATE: 11/27/07 SCALE: 1"=100' JOB# 06-039  
REV: 6/6/08 SHEET 3 OF 3

**LandTech Resources, Inc.**  
Surveying • Engineering • GPS

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